

NONSTANDARD RENTAL PROVISIONS

1 The following Nonstandard Rental Provisions are made part of the Rental Agreement dated _____
2 between Landlord and Tenant (singular whether one or more tenants).

3 TENANT:	PREMISES:
4 _____	_____
5 _____	_____
6 _____	_____

7 Pursuant to § 704.28(2), Wis. Stats., a rental agreement may have provisions that permit Landlord to withhold amounts from Tenant's
8 security deposit for reasons not specified in § 704.28(1)(a)-(e), Wis. Stats., provided Landlord specifically identify each of the applicable
9 provisions with Tenant before Tenant enters into a rental agreement with Landlord. Tenant's initials or signature by a nonstandard
10 rental provision creates a rebuttable presumption that Landlord has specifically identified the nonstandard rental provision with Tenant
11 and that Tenant has agreed to it.

12 **Check all provisions that apply, identify each applicable provision with Tenant, and have Tenant initial each applicable provision.**

13 **LATE FEE:** As specified in the Rental Agreement, Tenant will be charged a late fee of \$ _____ if rent is received after the _____
14 day of the month. Landlord may withhold these fees from Tenant's security deposit.

15 **Tenant Acknowledgement:** _____

16 **RETURNED CHECKS:** Tenant agrees to be charged a fee of \$ _____ for each check returned for insufficient funds or because of a
17 stop-payment. In addition to the fee, Tenant is also responsible for and shall reimburse Landlord for any charges incurred by Landlord
18 for Tenant's returned checks. Landlord may withhold these fees and expenses from Tenant's security deposit.

19 **Tenant Acknowledgement:** _____

20 **LAWN CARE:** Tenant is responsible for mowing the lawn. If grass or weeds get unreasonably long, Tenant will be charged a fee of
21 \$ _____ plus the actual expense Landlord incurs to complete the task for Tenant. Tenant shall pay all municipal fines or expenses
22 incurred by Landlord for Tenant's neglect. Landlord may withhold these fees, fines, and expenses from Tenant's security deposit.

23 Details of duty: _____
24 _____

25 **Tenant Acknowledgement:** _____

26 **SNOW/ICE REMOVAL:** Tenant is responsible for removing snow and ice from the sidewalks and other designated areas within 24
27 hours after the snow has stopped falling, or sooner if required by ordinance. If Tenant fails to do this, Tenant will be charged a fee of
28 \$ _____ plus the actual expense Landlord incurs to complete the task for Tenant. Tenant shall pay all municipal fines or expenses
29 incurred by Landlord for Tenant's neglect. Landlord may withhold these fees, fines, and expenses from Tenant's security deposit.

30 Details of duty: _____
31 _____

32 **Tenant Acknowledgement:** _____

33 **DAMAGES FOR FAILURE OF TENANT TO VACATE AT END OF LEASE OR AFTER NOTICE:** Pursuant to § 704.27, Wis. Stats., if Tenant
34 remains in possession without consent of Landlord after expiration or termination of tenancy, Landlord may, at Landlord's discretion,
35 recover from Tenant damages suffered by Landlord because of the failure of Tenant to vacate within the time required. In the absence
36 of proof of greater damages, Landlord shall be entitled to recover as minimum damages twice the rental value apportioned on a daily
37 basis for the time Tenant remains in possession. Landlord may withhold these damages from Tenant's security deposit.

38 **Tenant Acknowledgement:** _____

39 **LOCK-OUTS/CHANGING LOCKS:** Tenant will be charged a fee of \$ _____ if Tenant is locked out and requires Landlord to unlock
40 the Premises. Tenant shall not add or change locks. At Tenant's request, Landlord will change locks or have the lock cylinder re-keyed
41 at Tenants expense. Landlord may withhold these fees and expenses from Tenant's security deposit.

42 **Tenant Acknowledgement:** _____

43 **PROHIBITED ALTERATIONS:** Except as provided in the rules or as allowed by Landlord's written consent, Tenant shall not physically
44 alter or redecorate the Premises, remove fixtures, or attach or display anything which substantially affects the exterior appearance of
45 the Premises or the property of which it is a part. If Tenant violates this provision, then Tenant will be charged the actual cost to return
46 the Premises and the property of which it is a part to their original condition. Landlord may deduct these costs from Tenant's security
47 deposit.

48 **Tenant Acknowledgement:** _____

49 **EARLY SURRENDER/TERMINATION; COSTS TO RE-RENT:** Pursuant to § 704.29, Wis. Stats., if Tenant unjustifiably removes from the
50 Premises prior to the termination date of the Rental Agreement, including any extension or renewal, or if Tenant is removed for failure
51 to pay rent or any other breach, Landlord can recover rent and damages (including costs to re-rent the Premises and utilities expenses
52 for which Tenant was responsible) except amounts which Landlord could mitigate in accordance with § 704.29, Wis. Stats. Landlord may
53 withhold these damages from Tenant's security deposit.

54 **Tenant Acknowledgement:** _____

55 **ADDITIONAL PROVISION 1:** _____

56 _____

57 _____

58 _____

59 **Tenant Acknowledgement:** _____

60 **ADDITIONAL PROVISION 2:** _____

61 _____

62 _____

63 _____

64 **Tenant Acknowledgement:** _____

65 **ADDITIONAL PROVISION 3:** _____

66 _____

67 _____

68 _____

69 **Tenant Acknowledgement:** _____

70 **TENANT'S ACKNOWLEDGMENT:** Tenant acknowledges that Landlord or Landlord's Agent identified each applicable provision with
71 Tenant before entering into a rental agreement. Even though Landlord may withhold amounts from Tenant's security deposit, Tenant
72 shall not use or consider the security deposit, or any portion of it, as payment for any of the charges above.

This is a legal contract. Please read carefully before signing.

LANDLORD OR LANDLORD'S AGENT:

TENANT:

Print: _____ Date _____

Print: _____ Date _____

Print: _____ Date _____

Print: _____ Date _____

COSIGNER/GUARANTOR:

Landlord agrees to rent the Premises to Tenant because the undersigned guarantees payment of all amounts due under this Agreement and performance of all covenants/conditions. This Guarantee is irrevocable and is not affected by modification or extension of this Agreement. Cosigners have no occupancy rights.

Print: _____ Date _____

Print: _____ Date _____

Print: _____ Date _____

Print: _____ Date _____

Print: _____ Date _____